

The Deerpark Zoning Board of Appeals met for their monthly meeting on Thursday, MARCH 19, 2026 at 7:30 pm at the Deerpark Town Hall, 420 US Route 209, Huguenot, NY. The following were present:

BOARD MEMBERS PRESENT:

Cheryl Greene-Chair
Tanner Sexton

Philip Niosi
Patricia O’Leary-May

BOARD MEMBER NOT PRESENT: Travis Vanstrander

OTHERS PRESENT:

Town Attorney, Glen Plotsky
Board Secretary, Amanda Schultz



Motion to open meeting.

Motion made by Philip Niosi, 2ND by Patricia O’Leary-May, to open March 19, 2026 meeting at 7:30 p.m.

Vote 4 Ayes: Tanner Sexton, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Pledge of Allegiance

APPROVAL OF NOVEMBER 20, 2025 MINUTES –

Motion to APPROVE Minutes.

Motion made by Philip Niosi, 2ND by Patricia O’Leary-May, to approve minutes for November 20, 2025.

Vote 4 Ayes: Tanner Sexton, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Motion made by Philip Niosi, 2ND by Tanner Sexton, to pause the regular meeting and enter into executive session and invite the Town Attorney for possible litigation.

Vote 4 Ayes: Tanner Sexton, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Motion made by Cheryl Greene 2ND by Philip Niosi to exit executive session and enter back into the regular meeting.

Vote 4 Ayes: Tanner Sexton, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

SEIDEL – AVENUE E – AREA VARIANCE -

Jarid Seidel-Applicant

Mr. Seidel gave a brief description of the application stating that he currently has a “tent” structure and would like to replace it with a more stable structure. He has 2 lots next to each other and there was a wooden shed there. He was told by the Building Department. He stated that he also has an outbuilding covering his well about 8ft x 5ft, he does not plan to increase ground area. The Neighbor has a carport at a condemned house and parks their car there. Town Attorney acknowledged on the application there are 2 spots he needs to change from interpretation to Area Variance. Mr. Seidel stated that Bob Emerson told him he could get shipping containers to put on there, Town Attorney replied that no shipping containers are illegal in the Town, he stated that an area variance will be needed for the location of the proposed structure. Mr. Seidel asked what the timeline was to get everything done, Town Attorney stated that if the application is approved he can file for a building permit and that is good for 1 year. He added that there will be a public hearing and his neighbors will be able to comment on the application and the Board has 62 days to act on the application.

ZONING BOARD OF APPEALS MEETING MARCH 19, 2026 continued –

Motion to Adjourn Meeting.

Motion made by Tanner Sexton, 2ND by Philip Niosi, to Adjourn, March 19, 2026 Meeting at 8:00 p.m.

Vote 4 Ayes: Tanner Sexton, Cheryl Greene, Patricia O’Leary-May, Philip Niosi.

MOTION CARRIED

Respectfully Submitted By,

A handwritten signature in cursive script, appearing to read "Amanda Schultz". The signature is written in black ink and is positioned above the printed name of the signatory.

Amanda Schultz, Zoning Board of Appeals Secretary